



Midpeninsula Regional
Open Space District

R-22-52
Meeting 22-12
April 27, 2022

AGENDA ITEM 5

AGENDA ITEM

Award of Contract with Timothy C. Best, CEG for trail engineering services and preparation of construction documents for trail projects in La Honda Creek and Coal Creek Open Space Preserves

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a multi-year professional services contract with Timothy C. Best CEG to complete the design, engineering, permitting, and construction oversight for two trail projects, for a base contract amount not-to-exceed \$74,000.
2. Authorize a 10% contingency of \$7,400 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$81,400.

SUMMARY

Midpeninsula Regional Open Space District (District) requires assistance from a qualified engineering team to complete trail engineering and design documents for trail projects in La Honda Creek and Coal Creek Open Space Preserves. A Request for Qualifications and Proposal (RFQP) was issued on February 11, 2022. The General Manager recommends awarding an engineering services contract to Timothy C. Best, CEG to provide services for a base amount of \$74,000 and authorizing a 10% contingency amount of \$7,400 for a not-to-exceed contract amount of \$81,400. The scope under the recommended contract will provide services for design and construction oversight for La Honda Creek Open Space Preserve Phase II Trails and Coal Creek Open Space Preserve Trails: including the "Bypass Trail" section of the Alpine Road Trail and Meadow Trail . The Fiscal Year 2021-22 (FY22) budget includes sufficient funds for the recommended action. Funds to continue additional years of contract work will be proposed as part of the annual budget and action plan process.

DISCUSSION

A qualified consulting firm is needed to complete trail engineering and design document development for trail projects in two preserves, Phase II Trails in La Honda Creek Open Space Preserve, re-routing of the "Bypass Trail" as part of the Alpine Road Trail Improvements project, and repair of the Meadow Trail in Coal Creek Open Space Preserve. The consultant will evaluate proposed trail alignments, assess geological hazards, prepare plans and specifications, assist with County permitting, and provide construction oversight to District crews that will construct the trails.

Trail Project Objectives

La Honda Phase II Trails (Attachment 1)

The project design objectives include refining the proposed multi-use trail alignments to connect the existing road and trail network and create a link between lower and upper La Honda Creek Open Space Preserve. This project will implement Phase II of public access trails as envisioned in the 2012 [La Honda Creek Open Space Master Plan](#) Public Access Trails map (Attachment 2). District crews completed field evaluation and scouting efforts to evaluate the proposed trail segments. The proposed trail connections may serve as an important future segment of the Bay Area Ridge Trail. Trail alignments strive to maintain a sustainable trail grade, and minimize impacts on the surrounding environment, specifically avoiding riparian and wetland areas to the maximum extent practicable.

Northern Segment

A key trail link, the northern alignment will connect the Coho Vista Point to the central area of the preserve. This important connection, identified as Trail 4 in the Master Plan, will traverse exposed rocky slopes, through oak woodlands and redwood forest before reaching the prominent vista point. This alignment avoids any significant watercourse crossings and maintains a sustainable grade where new trail construction will occur. As proposed, this trail segment will require 1.1 miles of new construction at an average four-foot width.

Southern Segment

A majority of the proposed trail, identified as Trail 5 in the Master Plan, will utilize an existing road that runs north-south primarily in the redwood forest. The road will be opportunistically narrowed to a six-foot width where drainage and other improvements will be implemented. This will improve drainage issues, minimize impacts to natural resources, and provide an enhanced trail user experience. In the winter of 2017, a large landslide damaged the road that was originally designated to serve as the trail route and is no longer passable. A segment of approximately 0.35 miles of four-foot-wide trail is proposed for construction to avoid the landslide and complete the connection of the southern and central areas of the preserve. The new segment of trail will pass from redwood forest, through oak woodland, ultimately connecting through the open pasture on the north end.

Coal Creek – Bypass Trail and Meadow Trail (Attachment 3)

The Bypass Trail as currently aligned is approximately 1,500 linear feet and overly steep. The District temporarily formalized this route to bypass a significant failure that occurred on Alpine Road in the mid-1990's. The re-route of this trail segment is a component of the larger Alpine Road Trail Improvements project that will repair Alpine Road, an unmaintained road in San Mateo County. While the Alpine Road repair project will be constructed and implemented through a selected contractor per engineering documents developed by the consultant and used to solicit for an award of contract at this same Board meetings, the Bypass Trail will be built in house by the special projects crew and engineered drawings will be developed by Tim Best in order for us to re-build the trail.

Once completed the improvements to Alpine Road and the re-route of the Bypass Trail will serve as a regional multi-use trail connection between Portola Valley and the South Skyline Area. The preliminary trail reroute is laid out to align the trail on a sustainable grade with multiple switchbacks traversing a ridgeline. This alignment avoids crossing steep and potentially unstable slopes to the extent feasible. The trail will be constructed at a four-foot width due to the topographical constraints of the site.

The Meadow Trail is an existing 3,600 linear foot multi-use trail that primarily uses portions of an old road. The trail is badly eroded in several locations and will require repairs to address drainage issues. Repairs may include, but are not limited to, culvert replacement, installation of puncheons and rock surfacing. Four watercourse crossings have been identified as moderate to poor condition and will need to be upgraded. Roughly 120 linear feet of trail will need minor reroutes.

Contract Tasks

- *Review of proposed alignments and engineering geology assessment:* Evaluate alignments identified by District field staff, provide any recommended adjustments, and assess geological hazards.
- *Development of plans, specifications, and storm water pollution prevention plan (SWPPP):* Prepare design documents to adequately permit the projects through San Mateo County’s Planning and Building departments.
- *Construction Oversight:* Provide oversight and necessary consultation during the project implementation to ensure technical consistency with the project plans.

Consultant Selection

On February 11, 2022, a Request for Qualifications and Proposals (RFQP) was released on Periscope – BidSync for the La Honda and Coal Creek Trail projects. Staff conducted an optional virtual pre-proposal conference on February 25 with eight consulting firms represented. Three proposals were received by the deadline of March 11. The District reviewed and ranked the proposals with Timothy C. Best, CEG deemed as the most qualified, at a fair and reasonable price, and best suited for the project based on their response to the RFQP.

Consultant	Proposed Fee
Timothy C. Best	\$74,000
CSW ST2	\$90,818
Sherwood Design Engineers	\$114,050

FISCAL IMPACT

The FY22 adopted budget includes \$95,574 for the La Honda Creek Phase II Trails project (MAA05-007) and \$213,568 for the “Bypass Trail” re-route of the Alpine Road Trail Repair project (MAA10-001).

Engineering, design, and construction services for the La Honda Creek Phase II Trails project are estimated to cost \$53,000 while the “Bypass Trail” re-route services are estimated to cost \$21,000. There are sufficient funds in the project budgets to cover the recommended actions and expenditures this fiscal year. Future fiscal year budgets are projected and will be adopted as a part of the annual Budget and Action Plan process.

MAA05-007 La Honda Creek Phase II Trails	Prior Year Actuals	FY22 Adopted	FY23 Projected	FY24 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$0	\$95,574	\$191,049	\$80,000	\$105,000	\$471,623
Total Budget:	\$0	\$95,574	\$191,049	\$80,000	\$105,000	\$471,623
Spent-to-Date (as of 03/28/22):	\$0	(\$2,828)	\$0	\$0	\$0	(\$2,828)
Encumbrances:	\$0	(\$14,435)	\$0	\$0	\$0	(\$14,435)

Timothy C. Best Contract:	\$0	(\$15,000)	(\$20,000)	(\$18,000)	\$0	(\$53,000)
Timothy C. Best Contract Contingency:	\$0	(\$1,500)	(\$2,000)	(\$1,800)	\$0	(\$5,300)
Budget Remaining (Proposed):	\$0	\$61,811	\$169,049	\$60,200	\$105,000	\$396,060

MAA10-001 Alpine Road Trail Repair	Prior Year Actuals	FY22 Adopted	FY23 Projected	FY24 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$467,647	\$213,568	(\$96,886)	\$2,980,840	\$0	\$3,565,169
Grant Amount:	\$0	\$0	\$272,211	\$0	\$0	\$272,211
Total Budget:	\$467,647	\$213,568	\$175,325	\$2,980,840	\$0	\$3,837,380
Spent-to-Date (as of 03/28/22):	(\$467,647)	(\$28,567)	\$0	\$0	\$0	(\$496,213)
Encumbrances:	\$0	(\$32,439)	\$0	\$0	\$0	(\$32,439)
Timothy C. Best Contract:	\$0	(\$8,000)	(\$8,000)	(\$5,000)	\$0	(\$21,000)
Timothy C. Best Contract Contingency:	\$0	(\$800)	(\$800)	(\$500)	\$0	(\$2,100)
Budget Remaining (Proposed):	\$0	\$143,762	\$166,525	\$2,975,340	\$0	\$3,285,628

BOARD AND COMMITTEE REVIEW

- **August 22, 2012:** The Board certified the Mitigated Negative Declaration and approved the La Honda Creek Master Plan.
- **January 13, 2021:** The Board certified the Mitigated Negative Declaration for the Alpine Road Trail Improvements. ([R-21-04](#), [meeting minutes](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Potential environmental impacts of the La Honda Creek Phase II Trails were analyzed in the Initial Study/Mitigated Negative Declaration for the La Honda Creek Master Plan, adopted by the Board in August 2012.

Potential environmental impacts of the re-route of the “Bypass Trail” alignment were analyzed in the Initial Study/Mitigated Negative Declaration for the Alpine Road Trail Improvements, adopted by the Board in January 2021.

NEXT STEPS

Upon Board authorization, the General Manager will direct staff to enter into contract with Timothy C. Best, CEG to initiate trail engineering work.

Attachments

1. Map of La Honda Creek Phase II Trails
2. Figure 11 - Public Access Trails from the La Honda Creek Open Space Preserve Master Plan

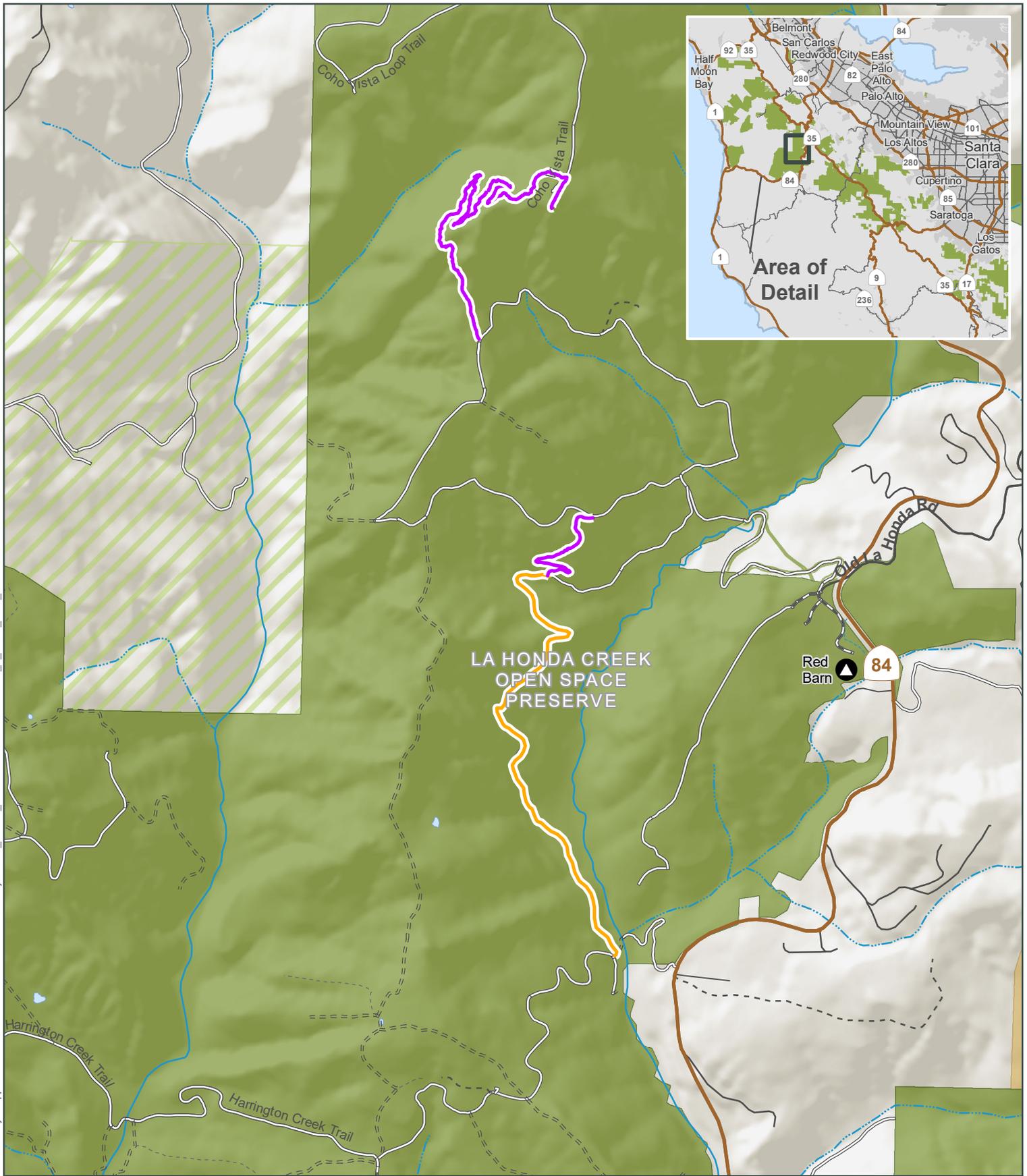
3. Map of Coal Creek - Alpine Road Bypass Trail Reroute and Meadow Trail Repair

Responsible Department Head:

Brandon Stewart, Land & Facilities Department Manager

Prepared By / Contact Person:

Bryan Apple, Capital Projects Field Manager, Land & Facilities



Attachment 1 - La Honda Creek Phase II Trails

-  MROSD Preserves
-  Road-to-Trail Conversion (Approx. 1.15 miles)
-  New Trail Construction (Approx. 1.5 miles)

Midpeninsula Regional
Open Space District
(Midpen)
12/21/2021



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

PUBLIC ACCESS TRAILS

listed in order by implementation phase

- | | | |
|----|------------------------------------|-----|
| 1 | Driscoll Ranch Main Access Road | 5.6 |
| 2 | Easy Access Loop Trail | 0.9 |
| 3 | Vista Point Loop Trail | 2.8 |
| 4 | Trail Connection to Red Barn Area | 0.3 |
| 5 | Trail Connection to Driscoll Ranch | 1.5 |
| 6 | La Honda Creek Loop Trail | 4.8 |
| 7 | Redwood Cabin Loop Trail | 2.3 |
| 8 | Interior Loop Trail | 2.4 |
| 9 | Red Barn Loop Trail | 2.0 |
| 10 | Folger Ranch Loop Trail | 3.9 |
| 11 | Harrington Creek Trail | 1.6 |
| 12 | Sears Ranch Loop Trail | 1.9 |
| 13 | Trail to Ray's Peak | 0.1 |

TRAIL USE



All trails open to hiking. Off-trail hiking allowed throughout except in Conservation Management Units.



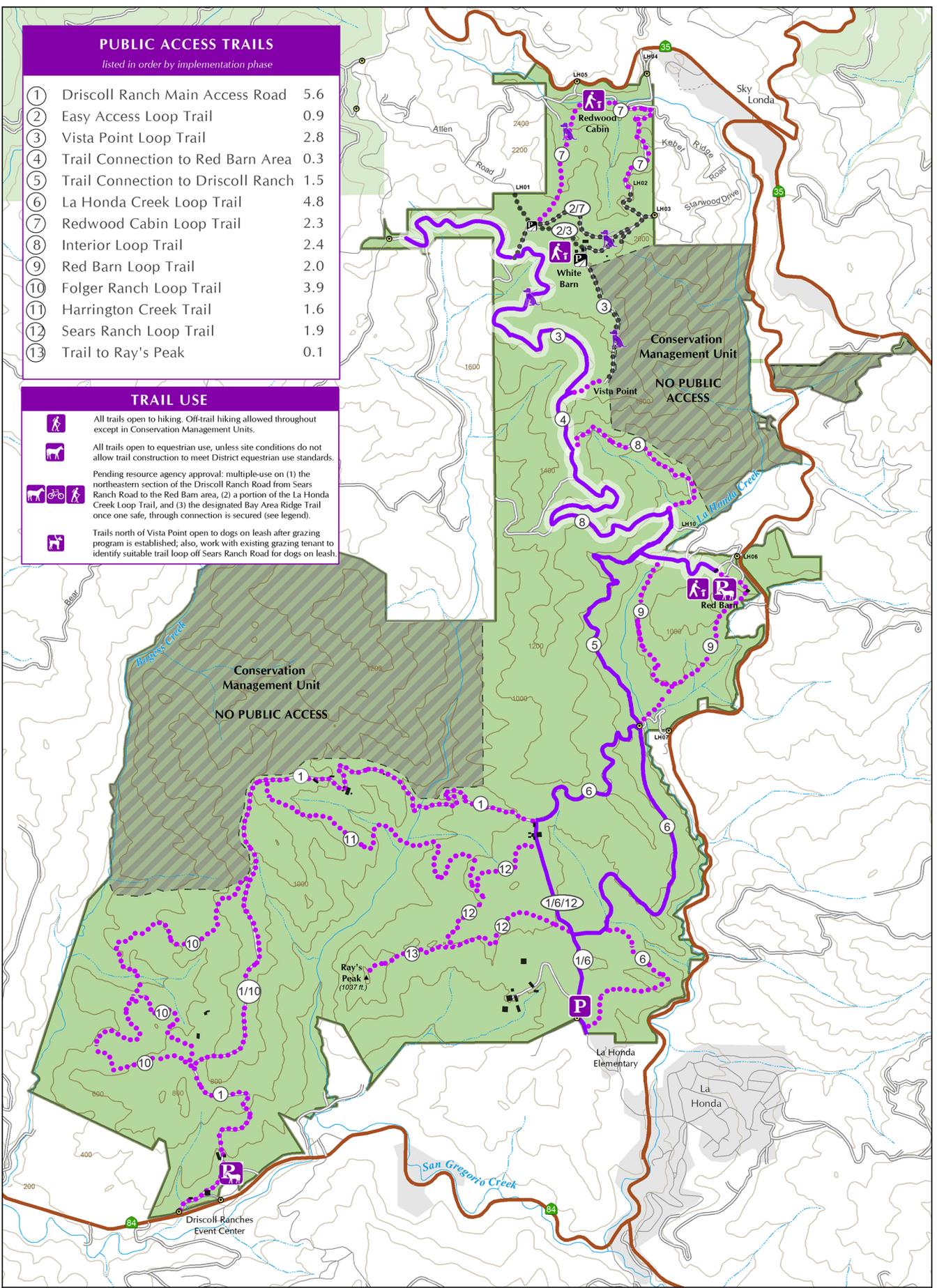
All trails open to equestrian use, unless site conditions do not allow trail construction to meet District equestrian use standards.



Pending resource agency approval: multiple-use on (1) the northeastern section of the Driscoll Ranch Road from Sears Ranch Road to the Red Barn area, (2) a portion of the La Honda Creek Loop Trail, and (3) the designated Bay Area Ridge Trail once one safe, through connection is secured (see legend).

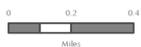


Trails north of Vista Point open to dogs on leash after grazing program is established; also, work with existing grazing tenant to identify suitable trail loop off Sears Ranch Road for dogs on leash.



La Honda Creek Open Space Preserve

Map Projection: UTM Zone 10N, NAD 1927
Data Sources: USGS, CA Dept. of Fish & Game, County of San Mateo, and MROSD.
Map Printed August, 2012



ATTACHMENT 2 Figure 11: Public Access Trails

Trails

- Existing Public Trails (Hiking, Equestrian)
- New Public Trails (Hiking, Equestrian)
- New Multiple-Use Public Trails (Hiking, Equestrian, Bicycling)
- New Segment of the Bay Area Ridge Trail (Hiking, Equestrian, Bicycling)

Facilities

- Existing Parking Area
- New Parking Area
- New Interpretive Site
- New Equestrian Parking Area

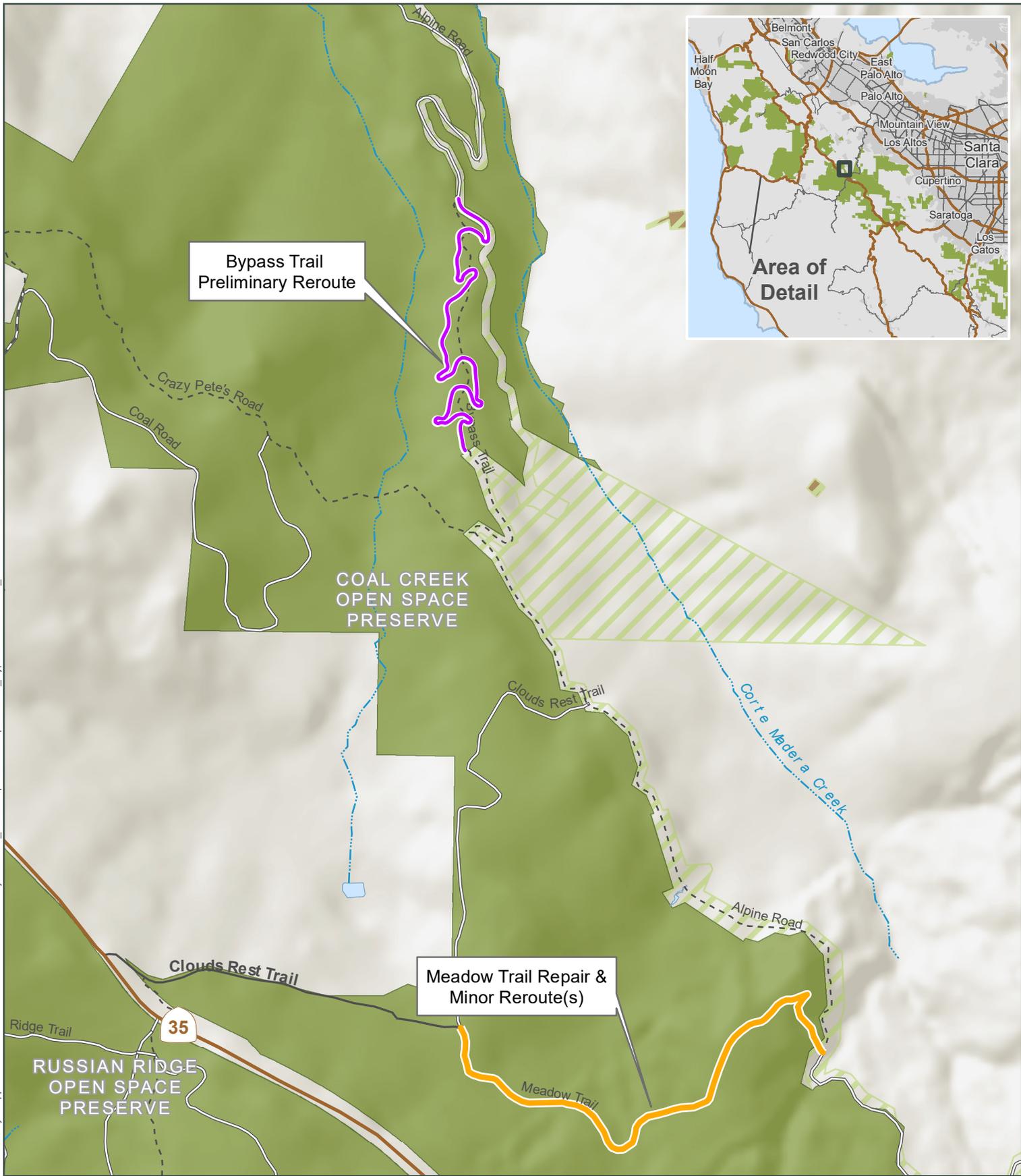
Roads

- Unpaved Ranch / Patrol Road
- Existing Paved Road
- Highway

Conservation Management Unit (No Public Access)

Path: G:\Projects\Coal_Creek\AlpineRoad\BypassAndMeadow_20220107.mxd

Created By: bapple



Attachment 3: Coal Creek - Alpine Road Bypass Trail Reroute and Meadow Trail Repair

- Trail Reroute
- Trail Repair

Midpeninsula Regional
Open Space District
(Midpen)
1/7/2022



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.